

**Minutes of the Public Works Committee
February 12, 2015**

Chair David Swan called the meeting to order at 8:30 a.m.

Committee Members Present: County Board Supervisors David Swan, Carl Pettis, Kathleen Cummings, Steve Whittow and Robert Kolb. **Absent:** Keith Hammitt and Richard Morris.

Also Present: County Board Chief of Staff Mark Mader, Administrative Specialist Karen Phillips, Facilities Manager Shane Waeghe, Architectural Services Technician Mike Wells, Prin. Asst. Corporation Counsel Eric Weidig, Matt Masterson of The Freeman, Parks and Land Use Director Dale Shaver, Supervisor Duane Paulson, Supervisor Larry Nelson, Budget Management Specialist Bill Duckwitz, Chief of Staff Shawn Lundie, Legislative Policy Advisor Sarah Spaeth and Citizens Mary Emery, Curt Bauer and James Denniston.

Approve Minutes of January 15, 2015

MOTION: Whittow moved, second by Kolb to approve the minutes of January 15, 2015. Motion carried 5-0.

Future Meeting Date

- March 12, 2015

Future Agenda Item

- Tour of Huber Facility (Swan)

Approval of Bid: Waukesha County Airport Facility Upgrades (Capital Project #201118)

Waeghe and Wells were present to discuss the bid for the Waukesha County Airport Facilities Upgrades project. Of the eight bids submitted, the low bid was from Ray Stadler Construction Co. Inc. in the lump sum amount of \$273,120 for the base bid plus alternate #1. The total budget for this portion of the project is \$500,000. Furniture is not included and will be bid separately. It is estimated furniture costs would be between \$82,000-\$100,000.

Waeghe reviewed the project specifications, noting the bid came in about \$120,000 under budget. In response to Kolb's inquiry, Waeghe responded that County staff and the architectural consultant would be onsite and oversee the project.

In response to Swan's question, Wells stated the project would coincide with the upcoming runway project. Work on this project is scheduled for June 1 – 10, 2015.

MOTION: Pettis moved, second by Cummings to approve the bid submitted by Ray Stadler Construction Co. Inc. in the lump sum amount of \$273,120 comprised of the base bid (\$271,360) plus alternate #1 (\$1,760). Motion carried 5-0.

Ordinance 169-O-094: Laying Out, Relocation And Improvement Of County Trunk Highway JJ, Waukesha County Project, Project I.D. 2758-04-00, CTH JJ Intersection With Silvernail Road, City Of Waukesha, Waukesha County

MOTION: Whittow moved, second by Kolb to approve Ordinance 169-O-094.

Braun and Mayer were present to discuss this ordinance which authorizes right of way easements for relocation and improvement for the intersection of CTH JJ and Silvernail Road. Braun explained that this

intersection has a high accident rate and the intersection improvement project will address safety issues. The project will take place during summer 2016. Braun noted the easements are necessary during construction and are not permanent. She has already met with a number of affected property owners and they are supportive of this project.

Motion carried 5-0.

Public Comment

The following public comments were made relative to Resolutions 169-R-006 and 169-R-007.

- Denniston stated he does want to see any changes made to the Moor Downs Golf Course. He requested to see printed copies of the proposed Resolutions 169-R-006 and 169-R-007.
- Bauer stated he is in favor of selling the property and not disturbing the golf course. He expressed concerns with aspects of Resolution 169-R-007 relative to alternate access and the lack of clarity about the County's future land needs. He favored Resolution 169-R-006 as preferable to any prospective buyer and/or realtor.
- Emery spoke in support of Resolution 169-R-006, in that it addresses the interests of the County and allows the former HHS building to be returned to the tax rolls and generate revenue; she opposes Resolution 169-R-007.
- Paulson spoke in opposition to both resolutions and asked the Committee to deny them; however, if he had to choose one over the other, it would be Resolution 169-R-007 because it addresses the access issue. Paulson maintained his support for demolition of the building.

Resolution 169-R-006: Process For Determining The Disposition Of The Historic Health And Human Services Building

MOTION: Whittow moved, second by Pettis to approve Resolution 169-R-006.

Cummings and Nelson discussed this resolution which initiates a process to solicit a request for proposal (RFP) relative to the disposition of the former Health and Human Services building.

Cummings narrated a PowerPoint presentation providing supplemental information relative to Resolution 169-R-006. The intent and purpose of the resolution was discussed in detail. The differences between resolutions were noted, particularly issues of road access, rezoning, parking spaces and liability. Cummings advised that Resolution 169-R-006 would produce the best RFPs for developers.

Nelson reviewed recent County Board actions regarding the HHS building. Demolition and/or historical significance are not the issues with the two proposed resolutions. The County Board must decide which of the proposed resolutions will bring forth the best proposal in a RFP. Resolution 169-R-006 puts forth a good faith effort by including a level of thoroughness and detail necessary to garner a plausible RFP.

Lengthy discussion ensued on various issues related to the former HHS building.

Kolb opined that his first choice would be to tear down the building and eliminate the golf course if necessary. A developer would not take on this project if it were not for tax incentives, grants, etc.

Pettis surmised that the RFP process needs to be completed before any more time is wasted speculating on

possible outcomes. Release of a RFP will show whether there are viable entities out there willing to buy the building under the conditions that the County would be willing to sell it. Any discussions are moot until the RFP process is finished.

Whittow stated he is extremely disappointed in the tone of County administration's proposal (169-R-007). It contains elements that invite controversy, i.e. putting an access road through the golf course. The private sector has not been allowed a legitimate opportunity to put the HHS property back on the tax rolls and create jobs. There are interested companies out there that are experienced with this type of project. Whittow advised moving forward with the most transparent process and let the private sector decide. He urged the Committee members to support Resolution 169-R-006.

Swan disagreed with the proposed sale of the land over lease of the land. He stated that numerous factors must be considered, i.e. the County's master plan, the future location of Huber, in addition to access, parking and zoning issues.

Resolution 169-R-007: Resolution To Solicit RFPs For The Former Health And Human Services Building Disposition To Include Sale Of Land

Shaver and Waeghe were present to discuss this resolution which initiates a process to solicit a RFP relative to the disposition of the former Health and Human Services building.

MOTION: Pettis moved, second by Kolb to approve Resolution 169-R-007.

Shaver stated that collectively, the County has not done a good job of educating new supervisors on some of the long-standing practices of planning for its future existence. He provided a recap of the County Board's actions relative to the HHS building disposition since January 2014 for the benefit of the new supervisors on the Committee.

Shaver compared the two proposed resolutions. Because the County Executive has concerns with the language and content of 169-R-006, a new resolution was crafted which better represents the County's best interests: 169-R-007. He stated that Resolution 169-R-006 was written from a policy prospective. There are two key considerations missing – the resolution does not properly address access and rezoning issues. The County Executive is concerned and needs certainty that the City of Waukesha would grant the needed rezoning, because that has not been past practice. Shaver also expounded on the importance of access, noting that shared access can create problematic issues/risks. Shaver dismissed the inclusion of 169-R-006's attached map of the site footprint as unnecessary because an exact footprint and/or design is unknown at this time.

Cummings stated it was never her intent to present "dueling" resolutions; she has already agreed to several concessions regarding the content of 169-R-006 to make it more acceptable to County administration. In response to Shaver's comment about the map contained in 169-R-006, Cummings stated that it was included at the request of Chairman Decker.

Following further debate, Mader advised that amendments to 169-R-006 with reference to access and rezoning would most likely be proposed at the Executive Committee meeting. Swan stated he would inform the Executive Committee of Public Works Committee recommendations.

Motion to approve Resolution 169-R-006 failed 2-3 (Kolb, Pettis, Swan)

Motion to approve Resolution 169-R-007 carried 3-2 (Cummings, Whittow)

Update on Wisconsin Counties Association (WCA) Legislative Forum

Swan gave an overview of the WCA Legislative Forum he attended in Madison. The event was held February 4th and 5th at the Madison Concourse Hotel. Other attendees from Waukesha County included Spaeth, Lundie, and Supervisors Zimmerman and Nelson.

The conference focused on the important issues that counties are facing around the State. The agenda included legislative leaders, panels with political leaders from around the State, as well as updates from WCA staff. One of the main topics was transportation and General Transportation Aid (GTA).

Spaeth stated the Governor introduced his proposed 2015-2017 biennial budget. She noted that the Legislative Fiscal Bureau analysis of the budget is expected to be issued by the end of this month. Some possible changes include:

- Consolidation of grants affecting the courts
- Shift of court reporters from State to County employees
- Counties taking over property assessments from municipalities.

Spaeth advised that the County plans to invite State legislators here for a presentation and socializing event in March.

MOTION: Cummings moved, second by Pettis to adjourn the meeting at 11:42 a.m. Motion carried 5-0.

Respectfully submitted,

Kathleen M. Cummings
Secretary